

LIMITED INVESTMENT OPPORTUNITIES



Example 1:

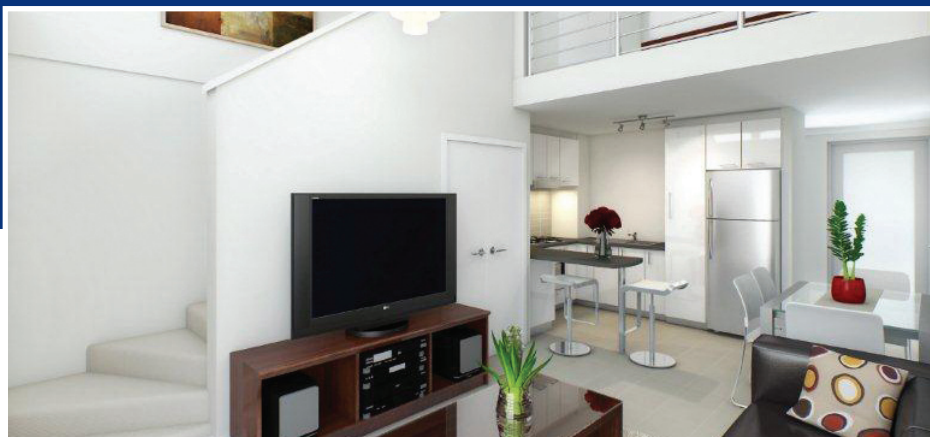
NRAS APPROVED Unit 6/7 George Street, Rockingham

TOWNHOUSE ONLY 500
METRES TO THE BEACH

These much sought after 2 storey townhouses to be built by established builder, are approved under the Government's NRAS Scheme. Generous Tax Incentives to purchasers can make this a positive cash flow investment. Close to beaches and shopping precinct including social culture on offer at Rockingham Boardwalk with cafes, shops restaurants. Take a trip to Penguin Island!

INSIDE FITOUT:

Full Turn key with split system air conditioning and stainless steel appliances. Granite bench tops to kitchen and bathroom and all window treatments and floor coverings. Also includes a multipurpose room and lockup storage room. Your tenant can move straight in.



Why not purchase one where you receive **\$9,524** as tax free incentives every year for 10 years from the Australian Government

Fantastic Government Incentives

Over 10 years you will have received ***\$115412 Tax free**
(*assuming 4.2% Rental Consumer Price Index)

And provided you can service the debt you can purchase multiple dwellings and receive benefit for each one of them.

One can also assume that over ten years the value of your invest could have DOUBLED.

- Suburbs available are: Canning vale; Rockingham and Aubin Grove.
- All come with ASIC approval and ATO ruling.
- There are NO CAVEATS or HEAD LEASE. All are SURVEY STRATA properties with owners having a Title to each property.
- There are a limited number of properties available under this scheme.

Call AUSSIE MORTGAGE MASTERS now to discuss this fantastic investment opportunity

Phone: 1300 666 186

INCENTIVES AND CONDITIONS

The **National Rental Affordability Scheme (NRAS)** is an Australian Government initiative to stimulate the supply of new affordable rental dwellings.

The **NRAS Incentive is currently \$9,524 per dwelling**, and is indexed each year to the rental component of the CPI.

The National Rental Affordability Scheme (NRAS) provides a National Rental Incentive to approved business and community organisations who build and rent dwellings to eligible low and moderate income households at a rate that is at least 20 per cent below the prevailing market rate.

What are the main conditions for receiving NRAS?

- Need to purchase an NRAS approved dwelling. Yaran has approval for over 1100 NRAS allocations.
- Rent is discounted by 20% from market rent.
- Income limits apply to tenants.

What are the tenant's income limits?

The income limits are generous and ensure that the target demographic (constituted by Middle income tenants such as nurses, policemen, government workers, etc) will benefit from NRAS.

Tenant income limits

| Household type | Initial income limit \$ | Upper income limit \$ |
|-----------------------------|-------------------------|-----------------------|
| One adult | 42,386 | 52,983 |
| 2 adults | 58,596 | 73,246 |
| 3 adults | 74,808 | 93,510 |
| 4 adults | 91,048 | 113,773 |
| Sole parent with 1 child | 58,638 | 73,298 |
| Sole parent with 2 children | 72,695 | 90,869 |
| Sole parent with 3 children | 86,752 | 108,440 |
| Couple with 1 child | 72,653 | 90,817 |
| Couple with 2 children | 86,710 | 108,388 |
| Couple with 3 children | 100,768 | 125,960 |

Household income limits are indexed annually on 1 May in accordance with the NRAS tenant income index.

The above income limits represent approximately 68% of the Australian population.

AUSSIE MORTGAGE MASTERS



Aussie Mortgage Masters ACL#365386 –

“Properties obtained from PRG Property Investments (Licence No. 43041)”

Phone: 1300 666 186 Web: www.beatthebanks.com.au